County of San Diego Ramona Community Planning Group MEETING MINUTES December 2, 2021

7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona Meeting was In-Person

ITEM 1: Call to Order

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Maxson, Chair)

In Attendance: Torry Brean Scotty Ensign Debbie Foster

Lynn HopewellCasey LynchKristi MansolfRobin Joy MaxsonElio NoyasDawn PerfectMatt RainsMichelle RainsAndrew SimmonsPaul StykelDan SummersKevin Wallace

ITEM 4: APPROVAL OF MINUTES 11-4-21 (Action)

MOTION: TO APPROVE THE NOVEMBER 4, 2021, MEETING MINUTES AS PRESENTED.

Upon motion made by Lynn Hopewell and seconded by Kevin Wallace, the motion **passed 10-0-5-0-0**, with Scotty Ensign, Casey Lynch, Matt Rains, Michelle Rains and Andrew Simmons abstaining.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to

Group on any subject matter within the Group's jurisdiction that is not on posted

agenda. (Speakers will be limited to 3 minutes) – No Speakers for this Item

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Lynn Hopewell, the motion passed 15-0-0-0-0.

ITEM 7: ACTION ITEMS:

7-A: AD 21-029 Applicant is asking for a height deviation from the maximum ADU

height of 24ft to 29.0 ft per plan. Project is an 18 car garage private showroom with a 1200 sf ADU on top. Project address is 15534 Highland Valley Rd, Escondido (in Ramona Community Plan Area) on a 9.88 ac. lot. The ADU and Carriage garage is located at the lowest point of the lot. The property is zoned Single Family agricultural. The height designator is "G" which allows for 35 ft height. This allows applicant to maintain a minimum ceiling height in the garage and have the vaulted ceiling in applicant's ADU on top.

Mansolf, West Subcommittee

Ms. Mansolf said there was some confusion with the applicant about there being 2 meetings that he would have to attend and present the project at (a subcommittee meeting and the RCPG meeting). The applicant made a plane reservation for December 2 and was unable to cancel it, so he asked that the item be moved to the next meeting agenda – January 6, 2022.

MOTION: TO POSTPONE THIS ITEM UNTIL JANUARY 6, 2022.

Upon motion made by Robin Joy Maxson and seconded by Scotty Ensign, the motion passed 15-0-0-0-0.

7-B: MUP 21-001, 23401 Calistoga Place (Barona Mesa Way - cross street) T- Mobile currently has (6) antennas total on two wooden poles next to the water tank. T- Mobile is proposing to replace (3) antennas, so the antenna total is not changing. T- Mobile is removing the wooden poles and proposing to replace them with two 50 foot Faux Pine trees that will help screen the antennas and improve the view and appearance of the facility. The County no longer allows poles, without screening or faux design that assist with camouflage. The reason T Mobile is proposing a pine tree design vs a palm tree is they allow for more options in the future if needed.

Noyas, South Subcommittee

Chris Doheny and Vince Voss presented the T-Mobile project.

T-Mobile has 6 antennas total on 2 wooden poles next to the water tank at the top of the mountain on Calistoga place and Barona Mesa Way. Uncamouflaged wooden poles are no longer allowed, so T-Mobile is proposing to replace the 2 existing wooden poles with 2, 50 foot faux pine trees. The trees will help to screen the antennas and improve the appearance of the facility. The amount of antennas is not changing, and 3 will be replaced while 3 existing antenna will remain. Some modification upgrades are planned for the equipment within the accompanying, accessory equipment structures.

Mr. Noyas said the South Subcommittee approved the project.

Mr. Ensign asked for the height of the water tank on site?

Mr. Doheny said the water tank is 50 feet tall.

Ms. Mansolf asked if the faux trees would have a full branch count, and if the branches would extend over the antennas?

Mr. Doheny said the antenna would have a full branch count and be adequately stealthed/shielded by the tree branches. They are planning to start the project in about 6 weeks, if possible. A full agreement with the RMWD is in place.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Dawn Perfect and seconded by Elio Noyas, the motion **passed 14-0-0-1-0**, with Casey Lynch stepping down.

7-C: Presentation by RMWD Directors Jim Hickle and Jim Piva. The RCPG to consider making a recommendation on a RMWD proposal to add fire staff (1firefighter to each responding engine - instead of 2 there will be 3) and a third ambulance to the Ramona Fire Department. The RMWD will be working with the San Diego County Fire Authority in the future.

Jim Hickle, president of the RMWD Board, made the presentation. He is a 23 year Ramona resident. He is serving his 7th year on the RMWD Board. He has worked to try to change the culture of the District.

The District is a service provider that can help the community grow. Right now the Board is undoing and redoing some of what has been done in the past. An ad hoc committee was formed to look at fire services and emergency medical services in Ramona composed of Jim Piva, Craig Schmollinger, interim general manager, and himself. They are looking at cost issues and balancing services. They want to provide better services.

Originally the Ramona Fire Department was a volunteer group. In 1993, the RMWD began contracting with CAL FIRE. A fire service tax of \$188 per house annually was set and it has not gone higher since. If there are 2 houses on a property, the owner pays twice. The cost for fire services has increased 5 percent a year and continues to grow. Ramona has the largest service area with 45,000 people and has about 4,000 annual emergency calls.

There are 3 fire stations and 31-1/2 full time employees. Their services include basic to advanced life support. Generally, when a fire truck responds to a fire, 2 fire fighters go in and 1 stays behind. In Ramona, at 2 of the 3 stations there are 2 fire fighters on a truck, so they can't go into a burning house, for instance, until a third person gets there because they need someone to stay outside. Generally, as far as medical service, there are 2 paramedics on an ambulance. If an ambulance has to go to Palomar or Pomerado Hospitals, the average transport time is 53 minutes.

Some communities have gone bankrupt providing self-run fire services, and they have asked CAL FIRE and the San Diego County Fire Protection District for help. For Ramona to fund expanded fire services, they could try to pass a tax – however, 2/3 votes of the public will be needed for it to pass, and the ad hoc committee felt it was unlikely it would get voted in. It would cost \$50,000 to \$100,000 to get it on the ballot. The ad hoc committee's conclusion is this would not be sustainable for providing fire and emergency medical services and they needed to find other solutions, without reducing services.

If they contract with the County Fire Protection District, they are still contracting with CAL FIRE. The ad hoc committee met with Chief Mecham and the County Fire Protection District to see what's best. Some of the benefits of keeping the same personnel we have, is many fire people already live here. This won't change. They want to purchase a third ambulance for Ramona. Staffing will be included in the next budget cycle. There will be no cost increase to Ramona. The County has bigger discretionary funds. They would like to have local control of the board, and have a 3 man advisory board. On December 14, this item is on the RMWD Board agenda, and they will be asking for more public comment on the proposal to apply to LAFCO to transfer oversight to the County Fire Protection District.

The RMWD gets \$7 million annually in taxes. \$2.5 million goes for fire and emergency medical services. They plan to increase the level of service and \$1.7 million will go to the County. They can keep the rest of the \$7 million. It can be used for sewer, water and parks and recreation. If things stayed the way they are now, all \$7 million would go to CAL FIRE.

Mr. Rains asked if the amount going to the County will remain static?

Mr. Piva said the RMWD will be dealing with the County and transferring land to the County. The County will maintain the equipment and the buildings. If Ramona incorporates, the County will transfer all assets back to the community at the same price.

Mr. Hickle said the RMWD is hiring a special lawyer to draw up the documents. Everything will be in writing.

Mr. Stykel said if the RMWD assets get turned over to LAFCO, what will happen to the RMWD and the RMWD Board?

Mr. Hickle said the RMWD will focus on sewer and water and rely on RPRA for parks.

Ms. Perfect asked if the RMWD owns land and equipment, are they turning that ownership over to the County?

Mr. Hickle said the RMWD doesn't own the land and equipment, the community owns it.

Ms. Perfect asked if the RMWD would be able to retain ownership of the land?

Mr. Piva said they are following a template. The County is staying with the same program for everyone. The facilities and their maintenance would be the County's responsibility, until Ramona incorporates. The County Fire District is happy to take Ramona because Ramona isn't in debt. We aren't going to wait until things go bad. The RWMD is being proactive.

Ms. Perfect asked about advisory members and formalizing things?

Mr. Piva said Supervisor Jacob's Chief of Staff of 20 years is taking over and working with Chief Mecham. Leadership changes over time.

Ms. Perfect said there may be regrets over giving up local control.

Mr. Summers said that rarely in government deals does everyone win. The people of Ramona will be the winners.

Mr. Ensign thanked Mr. Hickle and Mr. Piva for their work. He thinks it is a great program.

Mr. Piva said there will be 3 people on a fire truck in the backcountry by the County.

Mr. Hickle said a previous discussion with the County Fire Protection District 2 years before was not a good deal for Ramona.

Mr. Ensign asked about LAFCO's role?

Mr. Hickle said it was LAFCO's recommendation and \$150,000 will be saved.

Mr. Lynch said that this should have happened a long time ago. The RMWD needs to get back to providing water, sewer and parks services. Getting fire services off the books and into the County Fire District's hands will give us more protection and better service fighting fires.

Mr. Piva complimented Mr. Summers on his article in the Ramona Sentinel that started off the process.

MOTION: TO SUPPORT THE RMWD PROPOSAL TO INCREASE FIRE AND PARAMEDIC SERVICES IN RAMONA WITHOUT A LOCAL TAX INCREASE BY TRANSFERRING RAMONA FIRE DEPARTMENT SERVICES TO THE SAN DIEGO COUNTY FIRE AUTHORITY AS PRESENTED ON DECEMBER 2, 2021.

Upon motion made by Dan Summers and seconded by Torry Brean, the motion **passed 14-0-1-0-0**, with Kevin Wallace abstaining.

MOTION: TO FORWARD THIS MOTION IN LETTER FORMAT TO THE RMWD.

Upon motion made by Torry Brean and seconded by Kristi Mansolf, the motion passed 15-0-0-0-0.

7-D: SDCE Traffic Calming Measures (Next Zone Discussion). Lynch, Transportation/Trails Subcommittee

Mr. Lynch said good progress is being made on the Traffic Calming Measures at SDCE. SDCE was originally designed as a retirement community. There are 3 collector roads out at SDCE – Gunn Stage, San Vicente and Arena Drive. Gunn Stage has open space, which has some additional challenges and considerations. On Arena Drive, residents at one time installed their own speed bumps. They have since been rebuilt by the County.

Jackie Sedler, Peggy Brannen and Rebecca Geiger are working to get more people to come to the meetings. They are sharing meeting information with the Ramona Sentinel and the San Vicente Valley News. The word needs to get out to more effectively deal with the problems. There will probably be more stop signs installed at SDCE.

Speaker: Heather McGhee, for Darren Shaw, General Manager, SDCE

Please consider this letter, an appeal to the Ramona Community Planning Group (RCPG) to aid in the development and implementation of traffic calming measures and related actions at San Diego Country Estates (SDCEA).

As someone who is new to the Ramona area, and San Diego Country Estates specifically, I can attest to the fact, with a fresh and clear perspective, that vehicle speeds on our community streets is a very valid concern. I think it's a foregone conclusion that the faster people drive in their vehicle increases the risk for a potential calamity. I believe it's common knowledge to RCPG, that calamities and fatalities have happened in the community, and so far as the records reflect, vehicle speed has been the primary cause.

I understand that RCPG has accomplished many things for Ramona residents through the years and for those accomplishments credit is certainly due if it has not already been realized. In my position, as General Manager at SDCEA, risk management is a primary focal point, and it steers many decisions contemplated and made. Having managed large scale communities for the last 30 years, I have had the opportunity to maintain private streets, unlike here at SDCEA. As we all know, all streets within SDCEA are owned by the county and as such, the county has responsibility to maintain them, but more importantly provide measures that support and encourage the safe travel of vehicles using those streets.

Many SDCEA owners have voiced their concerns to RCPG and the discussion seems to have been ongoing for many months. Meanwhile, unsafe driving habits from many SDCEA owners and visitors continue, with no end in sight, as it pertains to efforts by the County to take any measures to help improve the situation.

I am confident that I speak on behalf of the SDCEA Board of Directors when conveying this message for assistance. RCPG wields influence with the County and it is requested that that influence be applied to this situation, as SDCEA seems helpless without it.

It is hoped that this appeal to RCPG, on behalf of many concerned SDCEA owners, is heard and that RCPG take measured actions to support remedial efforts for traffic calming action e.g., additional stop signs, yield signs, striping and perhaps even a few more traffic lights on the main thoroughfares.

On behalf of SDCEA, our team stands ready to assist in any capacity that will manifest improvement over the lack of traffic calming measures now in place.

7-E: SDCE Crosswalk along Ramona Oaks. Lynch, Transportation/Trails Subcommittee

Mr. Noyas said this item was discussed at the Transportation/Trails Subcommittee meeting. The crosswalk has had construction and reconstruction. There are ADA ramps to nowhere. One of the issues with the crosswalk is paving. The County can grind and do fog seal and not repave. There are concerns that the road will break apart. However, the County is is allowed to do what they did and there is nothing we can do about it.

7-F: CIP Priority List Lynch, Transportation/Trails Subcommittee

This item was tabled to a future date. It was put on the Transportation/Trails Subcommittee agenda at the request of Jim Bolz, Project Manager at the County, who at the last minute was unable to attend the Transportation/Trails Subcommittee meeting.

7-G: Pine Street Vacation Lynch, Transportation/Trails Subcommittee

Mr. Lynch had made a motion at the September or October meeting, to support the vacation of Pine Street between Highway 78 and Haverford, and to write a letter to the County regarding this. If vacated, half of the easement would go to one property owner and half of the easement would go to the other property owner.

Mr. Brean said this vacation issue was brought up because of the Frosted Faces project.

Mr. Lynch asked that the letter sent to the County on this issue be resent to the Chair, Mr. Brean and himself.

Ms. Mansolf said she would resend the letter to those requested. She hasn't seen any response for this letter from the County.

7-H: RCPG to send a letter of support on the proposal to move to a Community Services District to LAFCO. Lynch

The Chair said there was one speaker on this item.

Speaker: Peter Reinagel

I moved here from Mission Valley to get away from the big city and enjoy a rural, smaller community

I'm interested to learn about the process to become a Community Services District (CSD). In particular, who gets to vote on this.

I've read the Ramona Sentinel articles on LAFCO & CSD and the specific benefits and potential tax increases are not clear to me.

My concern with adding more local government is it becomes a slippery slope and a small addition initially will continue to grow. I want to be convinced of the benefits of a CSD.

With so much that is done online, I'm not understanding the need to have more SD County representatives here in Ramona.

The 10 or so comments I saw formally submitted to LAFCO were overwhelmingly opposed to a CSD! Help me see the benefits to a CSD here.

Mr. Brean read Mark Hutton's comments:

The wording of this agenda item makes it sound like the decision to send a letter of support for this proposal has already been made. Voters elect RCPG members to represent them in a specifically-defined relationship *with the County* on matters of planning and land use. I don't see how that would grant planners the authority to advocate, as elected representatives (and in the name of residents and taxpayers) for a proposal that would change our form of governance. I don't know whether greater self-rule would be a good fit for Ramona, but I'd like to see this proposal thoroughly examined over a considerably longer period of time before the RCPG (as an elected body) expresses support for the proposal.

Mr. Lynch said he thinks we, as planners, can see the value of a Community Services District being formed in Ramona.

MOTION: TO POSTPONE SENDING THE COMMUNITY SERVICES DISTRICT LETTER OF SUPPORT UNTIL JANUARY 6, 2022.

Upon motion made by Torry Brean and seconded by Lynn Hopewell, the motion passed 15-0-0-0-0.

7-I: Review of RMWD 11/9/21 proposal to address 3rd ambulance issue Summers, 3rd Ambulance Ad Hoc

Mr. Summers said this item was informational only

7-J: Review of column submitted to the Ramona Sentinel regarding 3rd ambulance status by Dan Summers.

Summers, 3rd Ambulance Ad Hoc

Mr. Summers said with the information put in the Ramona Sentinel, he is working on creating additional awareness within the community on the 3rd ambulance issue. The more people know about an issue, the more they will support the issue.

The Chair thanked Mr. Summers for his work on this issue.

7-K: County Pavement Manager is requesting input from the RCPG on the removal of 4 trees on the Old Julian Hwy that are close to the road and leaning over the road

Ms. Mansolf said the County is requesting our input on removing 4 trees, that don't look very healthy, that are close to and leaning over the Old Julian Hwy. Ms. Mansolf had forwarded photos of the 4 trees to the RCPG members.

There was some question on whether or not the trees were dead.

Looking at the photos, the trees do not appear to be healthy as the crowns are thinning and there is discoloration. All are leaning noticeably over the road.

MOTION: TO SUPPORT THE SAN DIEGO COUNTY PROPOSAL TO REMOVE 4 TREES LEANING OVER THE ROAD ON THE OLD JULIAN HIGHWAY.

Upon motion made by Scotty Ensign and seconded by Torry Brean, the motion passed 15-0-0-0-0.

ITEM 8: OTHER BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

RCPG received mail from the City of San Diego, Developmental Services Department. Dam Maintenance Program - the City of San Diego is reviewing applications for the Dam Maintenance Program oversight and maintenance of the 13 City dams located throughout the County on City property.

8-B: Ratification and Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e).

Mr. Brean read Mark Hutton's comments into the record:

I have no idea what this agenda item description means. Or whether you'll vote on it. But I do know that this is an in-person-only meeting during a pandemic without an option for the public to participate remotely.

Please reinstate teleconferencing and Zoom meetings in conjunction with live meetings so that planning group members, members of the public, project representatives and County staff have the option of full access to all information presented at public planning group meetings (and the ability to provide relevant comments). It is important that everyone can do this without risking Covid or flu infection, and without the risk of becoming a carrier of the disease of the month. I'm not going to be attending public gatherings indoors until the pandemic is over because, a) masks aren't 100% effective, b) anyone can be a carrier and still be symptom-free, and, c) people often don't wear masks in public spaces now. But beyond health concerns, the most compelling reason for reinstating remote meeting attendance options, is that doing so facilitates public participation. Thank you for your service.

MOTION: TO SUPPORT THE CONTINUANCE OF THE ABILITY TO HOLD VIRTUAL MEETINGS.

Upon motion made by Robin Joy Maxson and seconded by Torry Brean, the motion **passed 13-2-0-0-0**, with Casey Lynch and Elio Noyas voting no.

8-C: RCPG response to Supervisor Anderson's offer of assistance in preparation of the potential spread of shigella in Ramona through the current outbreak of shigellosis among people experiencing homelessness.

The Chair said Supervisor Anderson has offered to bring up wash stations, etc., to provide support with the shigella outbreak.

Mr. Lynch said that as of November 30, there have been 48 cases in the entire County

Mr. Rains asked if we don't take him up on his offer now, then what?

Mr. Wallace said hand washing stations would help with vector control. He sould like to see a hand washing station at the Santa Maria Creek staging area.

Ms. Rains said homeless outreach would be helpful.

Ms. Foster said she saw the letter from the City of San Diego about the outbreak.

Ms. Perfect said that Supervisor Anderson should probably ask HHSA and CAL FIRE about what is needed in Ramona to help with the shigella outbreak.

Mr. Lynch said the Board of Supervisors looks at us as strong, and that is why Supervisor Anderson is coming to us. RPRA deals with people experiencing homelessness more than any other group in Ramona. If we write a letter, we should include that the RCPG will team up with RPRA to help with the fight against shigella in the motion/letter.

Mr. Brean suggested having a motion that would let Supervisor Anderson know that there are no immediate shigella concerns in Ramona at this time, and that Ramona would like to gracefully decline any assistance.

MOTION: NO IMMEDIATE SHIGELLA CONCERNS HAVE PRESENTED THEMSELVES IN RAMONA THAT WOULD JUSTIFY DIVERTING FUNDS FROM OTHER JURISDICTIONS.

Upon motion made by Robin Joy Maxson and seconded by Lynn Hopewell, the motion **passed 15-0-0-0-0-0.**

8-D: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign presented the report. Jack in the Box has made changes to the parking lot lighting and signage. There is one (not allowed) pole sign that current plans show will be removed. It was also on the previous plans (from about a year or so ago) to be removed. This is important to address before the project is approved and work done. An example of what can go wrong is McDonalds only took down the arches after Code Compliance got involved – they were supposed to come down sooner but never did. Menu boards at Jack in the Box will be digital. Junk and Disorderly was tabled. The Standing Rules for the Design Review Board were reviewed. It has been 10 years since they have been looked at

Mr. Lynch asked about the blue fence on Main?

Mr. Ensign said it is storage – and there is no storage on Main Street. The Code Compliance process has been started for the property.

Mr. Summers asked when McDonalds will be opening again?

Mr. Lynch heard that it may be a year before it opens again.

Ms. Foster asked about the white building behind ALDI?

Mr. Ensign said that is a vernal pool area. A lot of people are using that area to mitigate for vernal pools on their property

8-E. Discussion Items (Possible Action)

8-E-1: Concerns from Members

Mr. Brean said that regarding the LAFCO letter (agenda Item 7-H) of support on the proposal to move to a Community Service District (CSD) addressed to LAFCO – the intent of this letter was not to take a position to form a CSD. The intent was to pursue the concept to see about pursuing a CSD.

Mr. Lynch said it is a long process to form a CSD. It seems like a good idea, but the intent was to have a proposal to continue exploring becoming a CSD.

Mr. Stykel said since we sent some comments, perhaps we don't have to send the letter under discussion.

The Chair said we responded to LAFCO and their Service District review with sending comments. This was a separate request by Mr. Lynch about exploring the formation of becoming a CSD. She will modify the agenda item description to more closely match Mr. Lynch's intent.

8-E-2: Future Agenda Item Requests

A tot lot playground by the baseball fields was brought up.

Mr. Lynch said he would like to attend an RCPG Parks and Recreation Subcommittee meeting. A tot lot would not be a public park, but an enclosed playground. Someone would have to champion the new project and see about using PLDO for it.

The Chair said they could also explore the idea of an additional playground space at Collier Park.

The CIP item brought up by Mr. Bolz is currently tabled indefinitely.

Mr. Stykel brought up the Etcheverry Street emergency evacuation route, which had been an agenda item previously. Where are we on this and on the Ramona Street Extension project? Could we put this on a future Transportation/Trails Subcommittee agenda and ask the County for an update/clarification on these 2 issues?

Mr. Noyas said Mark Hutton resigned from the South Subcommittee due to the meeting being in person and not teleconferencing.

8-E-3: Addition and Confirmation of New/Continuing Subcommittee Members

Mr. Lynch said Jackie Sedler and Peggy Brannen have expressed in serving on the Transportation/Trails Subcommittee, and so he would like to add them to the Subcommittee.

MOTION: TO ADD JACKIE SEDLER AND PEGGY BRANNEN TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Robin Joy Maxson and seconded by Lynn Hopewell, the motion **passed 15-0-0-0-0-0.**

8-F: Meeting Updates

8-F-1: Board of Supervisors, Planning Commission and TAC Meetings – No additional information brought forward on this topic

8-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 1-6-22, Meeting Location to be Determined

The Chair said she booked the room at the library for 2022 for the monthly RCPG meetings.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

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